

1 Amy F. Sorenson, Esq.
 2 Nevada Bar No. 12495
 3 SNELL & WILMER L.L.P.
 4 15 West South Temple, Suite 1200
 5 Salt Lake City, UT 84101
 6 Telephone: (801) 257-1900
 7 Facsimile: (801) 257-1800
asorenson@swlaw.com

8 Kelly H. Dove, Esq.
 9 Nevada Bar No. 10569
 10 Gil Kahn, Esq.
 11 Nevada Bar No. 14220
 12 SNELL & WILMER L.L.P.
 13 1700 South Pavilion Center Drive, Suite 700
 14 Las Vegas, NV 89135
 15 Telephone: (702) 784-5200
 16 Facsimile: (702) 784-5252
k dove@swlaw.com
gkahn@swlaw.com

17 *Attorneys for Defendants Apartment Management
 18 Consultants, LLC, and Rene Richardson*

19 **UNITED STATES DISTRICT COURT**

20 **DISTRICT OF NEVADA**

21 UNITED STATES OF AMERICA *ex rel.*
 22 PEGGY THORNTON, Relator,

23 and

24 PEGGY THORNTON,

25 Plaintiff,

26 vs.

27 PORTOLA DEL SOL OPERATOR, LLC, a
 28 foreign limited-liability company; TMIF II
 PORTOLA, LLC, a foreign limited-liability
 company; APARTMENT MANAGEMENT
 CONSULTANTS, LLC, a foreign limited
 liability company; and RENE
 RICHARDSON, as AGENT of PORTOLA
 DEL SOL OPERATOR, LLC,

29 Defendants.

30 Case No. 2:21-cv-01123-APG-BNW

31 **Stipulation and Order to Extend Deadline
 32 for Plaintiff Peggy Thornton and
 33 Defendants Apartment Management
 34 Consultants, LLC and Rene Richardson to
 35 submit Reply supporting their Joint
 36 Motion to Approve Settlement and
 37 Distribution of Settlement Funds
 [ECF No. 124]**

38 **(Third Request)**

1 Defendants Apartment Management Consultants, LLC and Rene Richardson (collectively
2 "AMC"); Defendant TMIF II Portola, LLC ("TMIF"); Plaintiff-Relator Peggy Thornton; and
3 Real Party in Interest the United States of America, by and through their respective undersigned
4 counsel, hereby stipulate to extend Ms. Thornton and AMC's deadline to submit their reply in
5 support of their joint motion to approve settlement and distribution of settlement funds ("Joint
6 Motion") by three weeks until April 1, 2025, with the following background and reasons:

7 1. Ms. Thornton and AMC submitted the Joint Motion (ECF No. 124) on January 8,
8 2025.

9 2. As explained in the Joint Motion, Ms. Thornton and AMC have agreed on a
10 settlement amount to resolve claims against the latter but required Court approval given that the
11 United States had not stated whether it had any objection to the settlement terms.

12 3. The United States subsequently filed a partial objection to the Joint Motion, stating
13 that it does *not* ultimately object to settlement or the settlement amount but requires any
14 settlement to conform to its specifications, including distribution of settlement funds directly to
15 the United States. ECF No. 128.

16 4. The United States, Ms. Thornton, and AMC have since conferred and agreed to
17 jointly work on a written settlement agreement based on the Government's specifications.

18 5. Because the settlement agreement will moot the need for the Court to approve the
19 settlement and to accommodate the time needed to complete that agreement, the United States,
20 Ms. Thornton, and AMC stipulated to extend the time for Ms. Thornton and AMC to reply to the
21 Joint Motion to February 20, 2025. ECF Nos. 131-32.

22 6. Shortly after the Court approved that stipulation, TMIF submitted its own "limited
23 opposition" to the Joint Motion. ECF No. 133.

24 7. To likewise accommodate drafting the settlement agreement, Ms. Thornton, AMC,
25 and TMIF stipulated to extend Ms. Thornton and AMC's reply deadline (with respect to TMIF's
26 limited opposition) to February 20, 2025 – thus aligning with the deadline as to the Government's
27 limited objection. ECF No. 134-35.

28

1 8. The Government circulated a proposed settlement agreement shortly thereafter,
 2 and since the last stipulated extension, AMC has provided the Government with requested edits
 3 to the settlement agreement. The settling parties are now working through these revisions and
 4 need additional time to finalize the settlement agreement.

5 9. Accordingly, all parties and the United States agree to extend AMC and
 6 Ms. Thornton's deadline to file a reply in support of the Joint Motion until April 1, 2025.

7 10. Ms. Thornton, AMC, TMIF, and the United States agree that this stipulation is
 8 entered into in good faith and will not unduly delay proceedings.

9 **IT IS SO STIPULATED.**

10 Dated: March 13, 2025

11 SNELL & WILMER L.L.P.

12 By: /s/ Gil Kahn

13 Amy F. Sorenson, Esq.
 Nevada Bar No. 12495
 Kelly H. Dove, Esq.
 Nevada Bar No. 10569
 Gil Kahn
 Nevada Bar No. 14220
 1700 South Pavilion Center Drive,
 Suite 700
 Las Vegas, NV 89135

17 *Attorneys for Defendant Apartment
 Management Consultants, LLC and Rene
 Richardson*

19 Dated: March 13, 2025

20 U.S. ATTORNEY'S OFFICE
 FOR THE DISTRICT OF NEVADA

22 By: /s/ Christian R. Ruiz

23 Sue Fahami
 Acting United States Attorney
 Nevada Bar. No. 5634
 Christian R. Ruiz
 Assistant United States Attorney
 501 Las Vegas Blvd., So., Suite 1100
 Las Vegas, Nevada 89101

27 *Attorneys for Real Party in Interest
 the United States of America*

10 Dated: March 13, 2025

11 NEVADA LEGAL SERVICES

12 By: /s/ Kristopher Pre

13 Kristopher Pre
 Nevada Bar. No. 14106
 530 South 6th Street
 Las Vegas, Nevada 89101

14 *Attorneys for Relator*

19 Dated: March 13, 2025

20 McDONALD CARANO LLP

22 By: /s/ Rory T. Kay

23 Rory T. Kay (NSBN 12416)
 John A. Fortin (NSBN 15221)
 Karyna M. Armstrong (NSBN 16044)
 2300 West Sahara Avenue, Suite 1200
 Las Vegas, Nevada 89102

27 *Attorneys for Defendant TMIF II Portola, LLC*

ORDER

Good cause appearing, Ms. Thornton and AMC's stipulation is **GRANTED**. Ms. Thornton and AMC's deadline to submit a reply in support of their Joint Motion (ECF No. 124), with respect to both the United States' partial objection (ECF No. 128) and TMIF's limited opposition (ECF No. 133), is extended to and including April 1, 2025.

IT IS SO ORDERED.



CHIEF UNITED STATES DISTRICT JUDGE

CHIEF UNITED STATES DISTRICT JUDGE

DATED: March 13, 2025

Snell & Wilmer

L.L.P.,
LAW OFFICES
1700 South Pavilion Center Drive, Suite
Las Vegas, Nevada 89135
702.784.5200